

037.B

Map

0002

Block

0002.0

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised: 503,100 /

USE VALUE: 503,100 /

ASSESSed: 503,100 /

Total Card /

Total Parcel

503,100

503,100

503,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		DECATUR ST, ARLINGTON

OWNERSHIP

Owner 1:	MULAGE PRADEEP
Owner 2:	KARKHANIS HANIKA
Owner 3:	
Street 1:	61 DECATUR ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	KELLY PATRICK J -
Owner 2:	PERKINS-KELLY LACEY -
Street 1:	61 DECATUR ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1981, having primarily Vinyl Exterior and 2025 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6020																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	503,100			503,100
Total Card	0.000	503,100			503,100
Total Parcel	0.000	503,100			503,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	248.44	/Parcel:	248.44

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	503,100	0	.		503,100		Year end	12/23/2021
2021	102	FV	493,900	0	.		493,900		Year End Roll	12/10/2020
2020	102	FV	484,600	0	.		484,600	484,600	Year End Roll	12/18/2019
2019	102	FV	476,900	0	.		476,900	476,900	Year End Roll	1/3/2019
2018	102	FV	431,400	0	.		431,400	431,400	Year End Roll	12/20/2017
2017	102	FV	384,000	0	.		384,000	384,000	Year End Roll	1/3/2017
2016	102	FV	329,200	0	.		329,200	329,200	Year End	1/4/2016
2015	102	FV	316,500	0	.		316,500	316,500	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLY PATRICK J	72431-552	2	4/8/2019		595,000	No	No		
KELLY PATRICK J	69457-161		6/19/2017	Convenience		1	No	No	
MORAES DEIDRE S	56667-113		3/30/2011		312,000	No	No		
SHEN LENIAN	29057-395		9/2/1998		172,500	No	No	Y	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLY PATRICK J	72431-552	2	4/8/2019		595,000	No	No		
KELLY PATRICK J	69457-161		6/19/2017	Convenience		1	No	No	
MORAES DEIDRE S	56667-113		3/30/2011		312,000	No	No		
SHEN LENIAN	29057-395		9/2/1998		172,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/25/2003	294	New Wind	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2018	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

Type:	8	- Condo TnHs.	
Sty Ht:	2	- 2 Story	
(Liv) Units:	1	Total:	1
Foundation:	1	- Concrete	
Frame:	1	- Wood	
Prime Wall:	4	- Vinyl	
Sec Wall:	8	- Brick Veneer	10%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	GREY		
View / Desir:	N	- NONE	

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1981	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G5	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	0	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	10.000000000
Name:	7 - 6013

RESIDENTIAL GRID												
1st Res Grid		Desc: Line 1								# Units 1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RMs: 5		BRs: 2		Baths: 1				HB 1		

REMODELING

	Exterior:	
	Interior:	
	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	0
Totals			
1	5	2	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	GD - Good	18.0%
Functional:		0.0%
Economic:		0.0%
Special:		0.0%
Override:		0.0%
	Total:	18.2%

CALC SUMMARY

Basic \$ / SQ:	250.00
Size Adj.:	0.79629630
Const Adj.:	1.00300002
Adj \$ / SQ:	199.671
Other Features:	35000
Grade Factor:	1.00
NBHD Inf:	1.39999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	615068
Depreciation:	111942
Depreciated Total:	503126

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	279.54	
Special Features:	0	Val/Su Net:	248.44	
Final Total:	503100	Val/Su SzAd	248.44	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,025	199.670	404,33
Net Sketched Area:		2,025	Total:	404,33
Size Ad	2025 Gross Area	2025	FinArea	2025

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
34						
34						
25						

IMAGE

